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PROPOSED AMENDMENTS

to the

LAND USE ELEMENT

of the

SAN BRUNO GENERAL PLAN

GPA 78-1

*San Bruno -- City Planning
City Planning -- California
Land Use -- Planning -- California -- San Bruno*

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Prepared by

City of San Bruno
Department of Planning and Building

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NOTE: All documents referenced in this report are available for review at the Department of Planning and Building and the City Library

In accordance with the State Government Code, Section 65300, Preparation of Plan:* "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city and to any lands outside its boundaries which in the planning agency's judgement bears relation to its planning." This statement sets forth the principle behind the San Bruno General Plan and its elements. The land use element itself is defined as

"A land use element which designates the proposed general distribution and general location and extent of the use of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of the land."**

This document constitutes the first general plan amendment and analyzes the four study areas noted in the land use element of November 19, 1977. This review is consistent with the state planning philosophy of periodic review of the general plan and its elements to guarantee the documents are reflective of community goals and objectives for land use decision-making.

This document also complies with the State of California Guidelines for Implementation of the California Environmental Quality Act as amended and specifically addresses Section 15148 of the State Guidelines with regard to the requirements for an environmental impact report as part of a general plan amendment. This document also conforms to the City of San Bruno Environmental Review Process.

In reviewing these amendments to the General Plan, it is important to recognize the interrelationships of the land use element with the other elements comprising the San Bruno General Plan which includes the circulation, housing, open space, conservation, scenic highways, noise, seismic and safety elements. Data and policies contained in these other elements have been utilized to review these proposed amendments. All of these elements, of which the land use element is the most fundamental, constitute the city's comprehensive policy document for planned community development.

The purpose of this general plan amendment process is to review land use classifications for the four study areas referred to as Study Areas 1 through 4 as outlined in the Land Use Element. These areas are known as: Planning Area 5- Mills Park; Planning Area 6A - Bayhill; Planning Area 6B- Navy/Lincoln Center; Planning Area 6C - Tanforan. Please note attached Exhibits "A" and "B" for geographic locations.

* Deering's California Codes (Annotated) Government 58000-70039, Pg. 259

** Ibid. Page 261

EXHIBIT "A"
San Francisco Bay Region

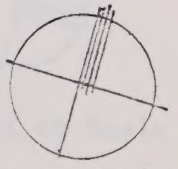
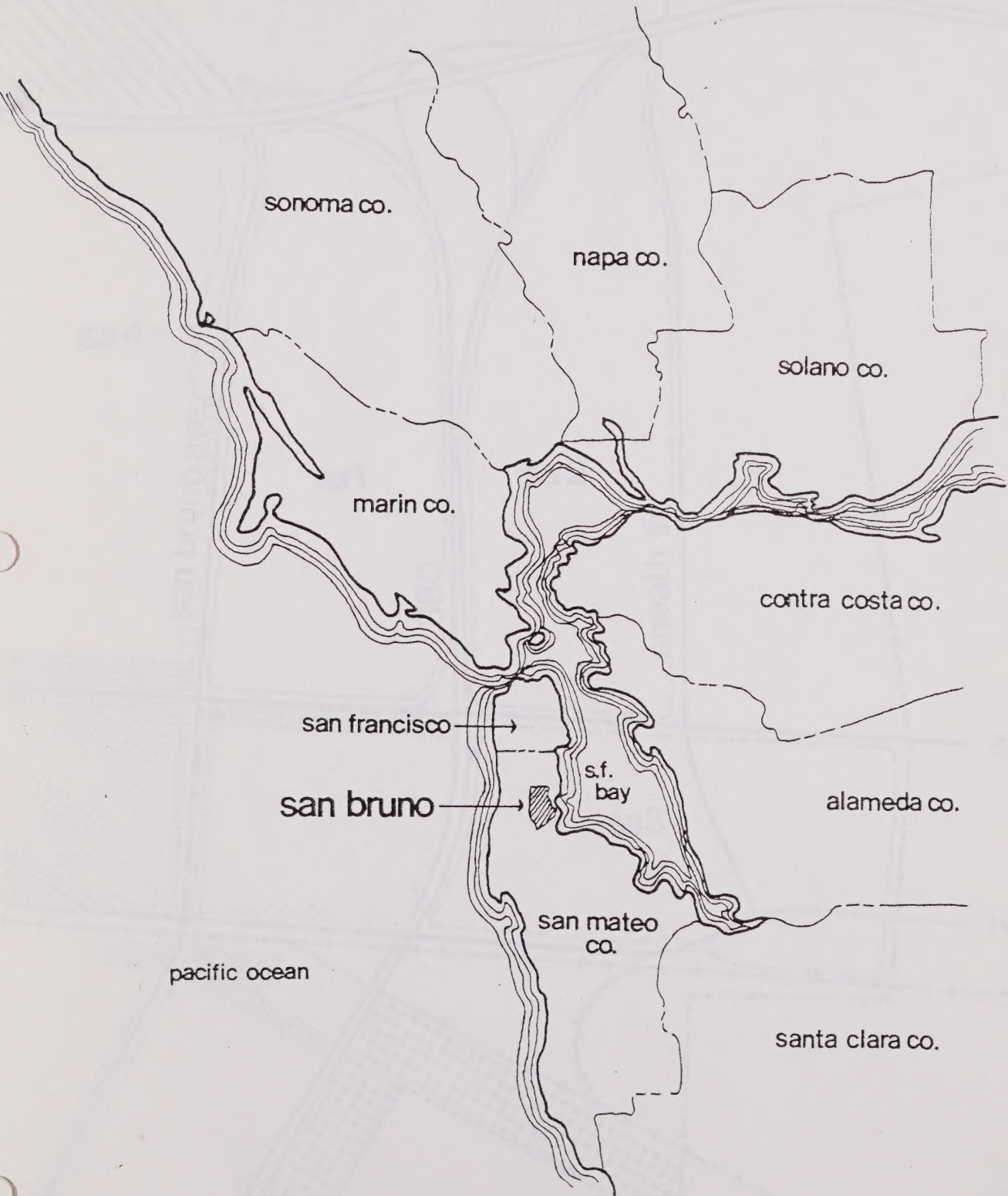




EXHIBIT "B"
STUDY AREAS MAP

iii.

280

sa 4

san bruno ave.

sa1

sa2

380

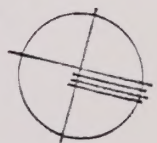
sneath ln.

el camino real

sa3

huntington ave

s.p.r.r.



Not to Scale



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I. introduction

These amendments respond to and are in conformance with State Law and the goals and objectives for community development established in the Land Use Element and the other elements of the city's General Plan.

Since most of the land in San Bruno has already been developed for urban uses, the major land use patterns have already been established. Therefore, these amendments are primarily concerned with the issues of the development of the last remaining vacant land in the community. Although this vacant land constitutes a little less than 6% of the total community, much of the vacant land is concentrated in important locations and the scope and quality of the development is very important to the overall image and environmental sensitivity of San Bruno.

11. major factors affecting land use decision

Please review Chapter II of the Land Use Element which outlines the important physical features of our community, such as the natural setting, natural resources, open space conservation, water resources, air quality, seismic safety, and noise impacts. This chapter sets forth the specifics of the physical features which will have an impact upon any land use decision in San Bruno. In terms of existing land use patterns for the community, please see the attached document, Exhibit "C", which sets forth the general allocation (acres and percentage) of existing land uses.

Economic Considerations

Designation of land uses and the economic status of the city are very closely interrelated. Traditionally, cities would set aside a certain percentage of residential, commercial, and industrial areas to insure a proper tax base and to more or less create self-contained and supporting communities within designated geographic boundaries. This concept is certainly valid, particularly for new communities, but the idea of achieving a perfect balance of uses is less realistic in an intensely and rapidly developing metropolitan area.

Also, achievement of a balanced community is almost impossible in a fully developed locale where in some cases the development processes were not planned and numerous imbalances have been created. This is an important consideration for San Bruno. Since we are over 94% developed, it is important to determine whether the land use mix we presently have will produce the economic base necessary for the City to function in an efficient manner and provide the level of service needed by the community residents. Ultimately, the decision of level of service and land use are made by the legislative body of the city and in all likelihood a trade-off will have to be made to achieve the desired land use, economic, social, and environmental goals of the community.

GENERAL CLASSIFICATIONS
EXISTING LAND USE -1976

3.

	<u>No. of Acres</u>	<u>% Of Total</u>	<u>Number of Acres</u>	<u>Percent of Total Acres</u>
<u>RESIDENTIAL:</u>			1318.4	37.0
Low Density:	1060.3	29.7		
*Medium Density:	43.5	1.2		
*High Density:	214.6	6.0		
<u>COMMERCIAL:</u>			163.1	4.5
Neighborhood:	30.7	0.8		
*Community:	75.4	2.1		
Regional:	57.0	1.6		
<u>OFFICE:</u>			32.7	.84
Neighborhood:	1.5	.04		
Community:	-	-		
Regional:	31.2	.8		
<u>INDUSTRIAL:</u>			66.4	1.8
Research/Administrative:	48.2	1.3		
*Light:	18.2	0.5		
<u>COMMUNITY FACILITIES:</u>			701.3	19.6
Parks/Open Space:	477.5	13.4		
Schools/Public Buildings:	223.8	6.2		
**UNCLASSIFIED:	1065.4	29.9	1065.4	29.9
***VACANT LAND:	212.6	5.9	212.04	5.9
	<u>3560 ±</u>	<u>100 ±</u>	<u>3560 ±</u>	<u>100 ±</u>

NOTE: Definition of residential land use classifications in reality are not as precise as indicated. Land use practices in San Bruno allow for low density residential uses in medium density residential areas and low and medium density residential uses in high density residential areas.

* Indicates a mixed use category, which is grouped into the category of the land use which is predominant (i.e., in medium density residential category, all 43.5 acres are not developed at medium density and there is a mix of low and medium density.)

** Unclassified includes streets, highways, etc.

*** Vacant land figure is approximation of all vacant land in city irrespective of current zoning on property.

III. goals and objectives

III. GOALS AND OBJECTIVES

4.

The goals and objectives of the Land Use Element, Chapter III, set forth the specifics of the Planning Commission and City Council's desire relative to the future of San Bruno. The important goals and objectives for these areas under review for amendments deal with the residential, commercial, and office area goals, Page 24 and the industrial area goals, Pages 25 and 26.

IV. land use analysis

In Chapter IV of the Land Use Element, the City was divided into geographic areas which would be consistent with the neighborhood or commercial identification attached to them. The analysis of each of these areas included a summary of existing land uses, review of land use alternatives, discussion of future land use patterns, and specific land use policies for implementation in each area.

Due to the need to more carefully review certain parts of the community, four study areas were set aside for future study and classification of land uses. These areas were not classified in order to allow the City and the property owners time to review community attitudes, analyze economic and environmental alternatives, and to establish or suggest more realistic land uses than were previously proposed or approved. The following is a review of each of these study areas.

A. Planning Area 5 - Mills Park (See Page 39, Land Use Element)
This land, approximately 8.0+ acres, is located on the South side of San Bruno Avenue between I-280 and Acacia Avenue (refer to Exhibit "B") and was designated as a study area for several reasons:

1. The property is rather narrow in terms of abilities to provide reasonably adequate lot depth for land uses.
2. The relationship to the neighborhoring residential area and regional office center presents possible circulation and environmental impact problems.
3. There are geographic problems such as sloping terrain and run off which presents problems for development.

Land Use Policies

The land use element suggested several alternative land uses:

1. Open Space, i. e. linear urban parkway (recommended by the Citizens' Land Use Committee - CLUC), or
2. A neighborhood office use, or
3. A low density residential/planned development area.

Additional policy emphasis was to minimize or prohibit vehicular driveways onto San Bruno Avenue and to promote maximum entry via existing cross streets because of the high traffic situation in that area.

A review of the alternatives of open space, neighborhood office, or low density residential/planned development shows that each presents significant problems to land development.

The open space classification is only possible if the City is able to purchase the property. There has been no indication on the part of the City that this is a viable alternative.

The neighborhood office complex is a viable land use provided there is a need in the community for this type of office space. At present, there appears to be no desire, nor need for this land use and it is difficult to project whether or not this land use will be necessary. This use is also questionable if and when Bayhill begins its development phases and provides a great amount of office space.

The other alternative of low density residential/planned development can be considered a more valuable classification due to the fact that there is a need for new housing throughout the peninsula area. A project constructed in accordance with good land use planning principles could be considered an excellent land use for this study area. This proposal of placing this property in a low density residential/planned development pattern would be consistent with goal No. 2 of the Housing Element which states, "The city should take all reasonable action to upgrade, maintain, and increase the supply of available housing" with an objective to providing a choice in the type of cost of available housing, to encourage housing construction on vacant residential land.*

Further, in terms of a development policy for this property, new development should be reviewed by the city to insure that the new development will include all of the elements necessary for a well-functioning residential area such as parks, landscaping, public transportation availability, etc. and insure that the new residential area is properly related to adjacent existing and proposed land uses.

Future Land Use

The utilization of this area for low density residential/planned development is the most logical land use. Utilization of this area should provide for maximum preservation of open space, minimum access points onto San Bruno Avenue, and a design which blends with the adjoining residential and commercial/office uses.

- B. Planning Area 6A - Bayhill Study Area 1 (See Page 41, Land Use Element)
As is noted in the land use element, this area is partially developed with a commercial shopping center, a regional public facility (U.S. Postal Service, Western Regional Headquarters), an office complex at the north side of the intersection of Bayhill Drive and Traeger Avenue, and an office building under construction at the northeast corner of Bayhill Drive and Cherry Avenue.

There are approximately 49⁺ acres of vacant land remaining in the area known as "Bayhill" with an adjacent area between Elm Avenue and El Camino Real which is 17⁺ acres. (Refer to Exhibit "B"). This study area was previously accepted as a regional office center with related complementary commercial and recreational uses.

Land Use Policies

This area has two viable land use classifications:

1. Regional Commercial at the west end of the study area and
2. Regional Office for the remainder.

The Citizens' Land Use Committee (CLUC) recommended these same two classifications to the Planning Commission. Regarding the area between Elm Avenue and El Camino Real, this can be considered a regional office use which will be compatible with the surrounding existing land uses.

As part of the circulation pattern in this area, the extension of Bayhill Drive to the west side of El Camino should be carefully considered in order to provide adequate ingress and egress to this area. This adoption of a circulation pattern for the extension of Bayhill Drive would be consistent with goal No. 2 of the Circulation Element, "To provide for efficient, safe, and pleasant movement on San Bruno arterials and local streets".* This goal would further implement the objectives "To provide adequate conditions for steady vehicular flow consistent with need; to improve safety of vehicular, pedestrian, and bicycle movement in the city; to improve circulation in commercial areas; to reduce unnecessary through traffic and speeding in neighborhood areas."** The future land use of Bayhill is of significant importance to the community because it is one of the two largest areas of contiguous vacant land left in the city and due to its relationship to the regional transportation network, makes the area of regional significance.

The City has already recognized the value of this area in previous land use and zoning decisions and has planned for this area to be preserved for the development of a regional office/commercial center with supporting commercial and recreational uses. A master plan concept was approved by the City in 1971 and has been incrementally modified, based upon community attitudes toward land development, high rise construction, parking structures and open space needs. Since the adoption of the Land Use Element, there have been a series of public elections or discussions which have reiterated

the concerns of the community over these issues. These issues do not directly affect the general plan but are more specifically related to the zoning ordinance and to the development standards of the projects. Thusly, the decision relative to the appropriate land use classification must be based upon the community's desires for future land uses and the economic situation relative to the City's future revenue and expenditure forecasts.

Future Land Use

The utilization of the land in Bayhill should be for primarily regional office uses with supporting compatible commercial and recreational uses. The shopping center area should be classified regional commercial to correspond to its actual usage.

It is imperative that prior to the formal approval of any future projects in this area : : careful consideration be given to several issues:

1. The cumulative environmental impacts of any project.
2. The economic consideration of any project.
3. The community attitudes relative to a new project.

In conjunction with these issues, it would be imperative that the city enact or strengthen the zoning and site development standards for this area to insure that a completed development is planned in a harmonious and environmentally sensitive manner and to insure that fragmented projects do not develop. This statement of intent is to signify that by placing this area in regional office and regional commercial will require, prior to any project approvals, a careful and sensitive analysis of the potential environmental impacts of a complete build out of Bayhill. It is not possible for the City at this time to analyze these impacts of total construction due to the numerous and complicated land use designs that are possible. It should be the city's position that these classifications do not establish a community attitude towards density, height, landscaping, or other development criteria but are only establishing land use classifications or policies. Prior to any analysis or approval of a project a detailed environmental analysis shall be required.

C. Planning Area 6B - Navy/Lincoln Center Study Area 2 (See page 44, Land Use Element)

This area is known most typically by the Lincoln Properties Office Center and has a number of other existing uses, i. e. a U.S. Naval Facility, two public schools, and the Federal Archives Center. There is also located in this study area an existing 11.2- acre office complex (Lincoln Square) and a large apartment complex (The Place Apartments). The

remainder of the property is vacant and accounts for approximately 15⁺ acres of land (Refer to Exhibit "B").

Land Use Policies

The land use element suggested several alternate land uses for this study area, i. e.:

1. High density residential, or
2. Commercial, or
3. Research Administrative, or
4. Regional Office

Since the adoption of the land use element, several changes or actions have occurred. These changes or actions are:

1. Community attitudes toward large scale high density apartments have indicated a lack of desire for more large apartment projects; therefore, a high density residential classification is not appropriate.
2. With the analysis of the entire commercial base for the City, it is concluded that additional commercial uses are not necessary, nor practical for this area.
3. A regional office land use is no longer practical due to the lack of present and future demands for this land use and the Bayhill area should be able to meet this office space need .
4. The City has acquired several acres of land in this area for a neighborhood park/Parks Division Corporation Yard.

The research/administrative land use remains the only practical use for the vacant property. This classification is compatible with the existing land uses and more importantly will provide the community with much needed clean light industrial/manufacturing uses. (Refer to the land use element for classification definitions).

The Citizens Land Use Committee (CLUC) recommended high density residential for the area known as "The Place Apartments" and the area directly South to I-380 and research/administrative for the remainder of this study area.

Future Land Use

Since most of the alternatives referenced above for land use in this study area are not viable, the city should place this study area in the following land use classifications:

1. Research/Administrative for the majority of the vacant land.
2. Community Office for the complex known as Lincoln Properties Office and an area directly westerly, and
3. High Density Residential for "The Place Apartments" and the area South to I-380, and

4. Park/open space for the area South of Commodore Drive to I-380, a city park/Parks Division Corporation Yard.

These land uses would be consistent with the intent of the Land Use Element goals and objectives. In addition, these land use classifications would be consistent with the Circulation Element of the City of San Bruno in terms of placing these types of uses on streets which have a capacity to handle development of their type. Unlike Planning Area 6A, this study area is predominantly developed. Therefore, the proposed infill of this area must be particularly sensitive to existing circulation, land use, site development patterns and environmental issues and be coordinated with the existing land uses.

- D. Planning Area 6-C - Tanforan -Study Area 3 (See Page 46, Land Use Element)
This area as presently constituted is developed with the Tanforan Shopping Center, a regional office building (American Savings) and a U.S. Postal Service office with the remainder of the property being vacant and accounting for approximately 31.8⁺ acres. (Refer to Exhibit "B").

Land Use Policies

Previous land use and zoning decisions have reserved this area for two land uses:

1. Regional commercial uses for an expansion of the regional shopping center; and
2. Administrative/research.

The original concept plan for the vacant area has been dropped for economic reasons. The City must, therefore, re-evaluate the proposed classification of this land. Four alternatives can be considered:

1. Open space, which is not a realistic alternative because the City is not in a position to purchase the property and because noise and general location of the area restrict the creation of a passive recreational open space.
2. High density residential which is no longer considered applicable for several reasons; it is in the highest CNEL contour range of the City which prohibits multi-family units, and community attitudes toward apartments preclude further land uses of this type.

The two most relevant alternatives for the vacant area are regional commercial or research/administrative type use or some combination thereof. The major land use issues are relative to the receipt of additional city revenues, the impact of additional commercial uses on the existing commercial uses and the city's opportunity to establish a larger, clean industrial space.

The Citizens Land Use Committee (CLUC) recommended this area for regional commercial.

Future Land Uses

Utilization of this area for a research/administrative land uses is questionable, especially if Study Area 6B is approved for classification of the vacant land to be research/administrative land uses. The community may not need that much of this type of land use and this use should be the most aesthetically attractive land use facing El Camino Real, the major North-South thoroughfare.

The use of this property for a regional commercial land use would be more consistent with the intent of the City to expand the Tanforan Shopping Center and this would be a complimentary land use.

Any land use proposal for this property will be required to have careful evaluation in terms of its accumulative impacts upon the community as it relates to the following areas:

1. The cumulative environmental impacts of the project.
2. The economic considerations of any project.
3. The community attitudes toward this project.

In conjunction with these concerns or issues, it would be imperative that the City enact or strengthen the zoning and site development standards for this area to ensure that a completed development is planned in a harmonious and environmentally sensitive manner and to ensure that fragmented projects do not develop. This land use classification of regional commercial would be consistent with the Circulation Element of the City of San Bruno in terms of placing this type of use adjacent to streets which have a capacity to handle a development of this type.

The Tanforan area, like Bayhill (Study Area 6A) is another critical area of vacant land and will require very sensitive analysis of the scope and scale of any proposed development. Please refer to the Future Land Use section of Planning Area 6-A: Bayhill to review the key issues relevant to land use classification and addressing project design and environmental issues.

V. summary of amendments

V. SUMMARY OF AMENDMENTS

Based upon the goals and objectives of the Land Use Element and the analysis of these proposed general plan amendments, these amendments must be evaluated based upon community attitudes and the city's needs for the future. These proposed amendments will establish the classification for the remaining large amounts of vacant land in the community.

It is important to note that since these areas are the last remaining vacant parcels in the City, they are most sensitive and deserve the utmost care in terms of decision-making relative to the appropriate land use classifications. The intensity of development, the exact design, and other related development features cannot be addressed in this general plan amendment due to the fact that the general plan is proposed to only provide for land use classifications and not present designed projects for review.

Exhibit "D" is provided which updates the future land to correspond to the proposed general plan amendments.

Exhibit "E" is the amendments to the Land Use Map.

GENERAL CLASSIFICATIONS

FUTURE LAND USE - 1986

As Amended January, 1978 - GPA 78-1

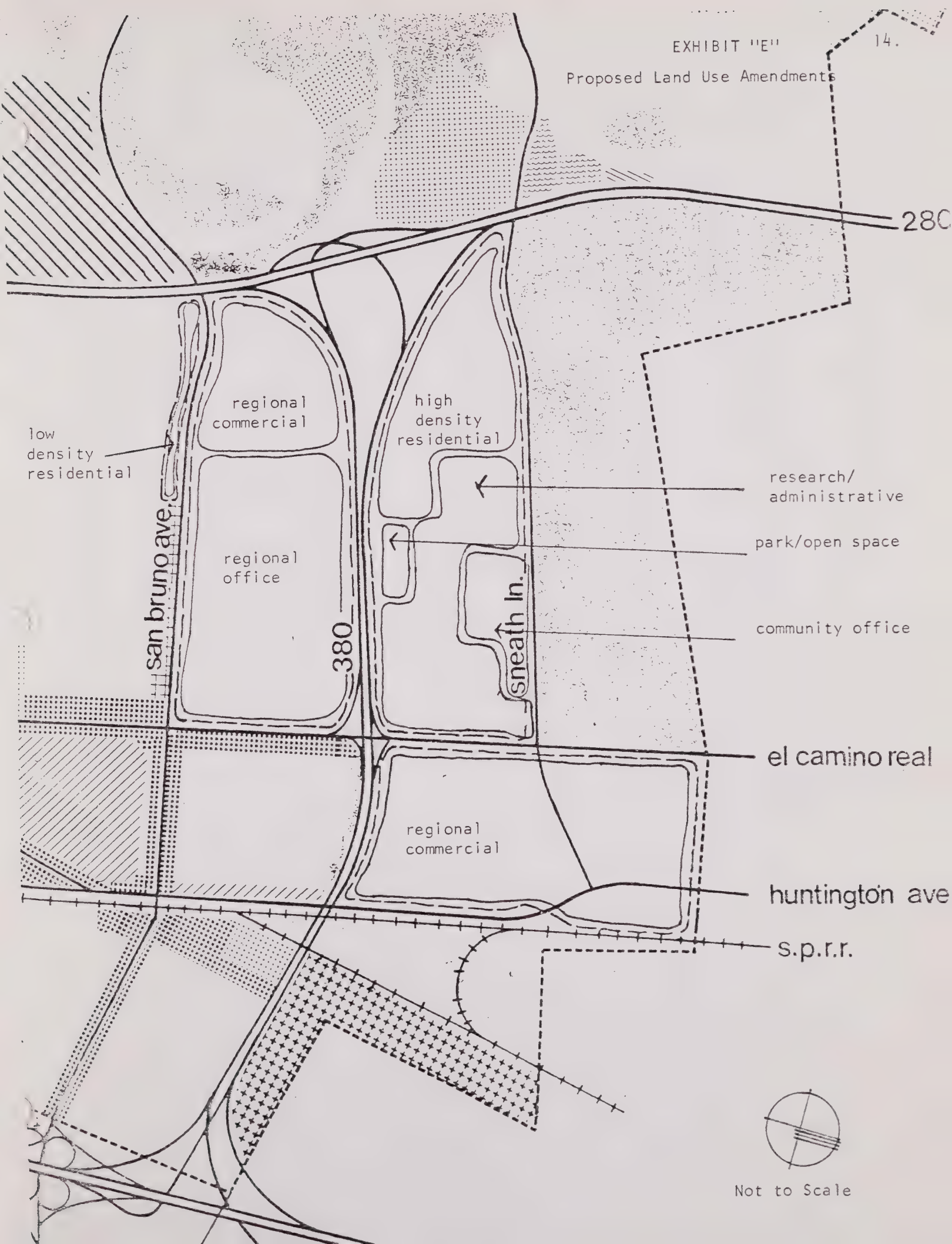
	<u>Number Of Acres</u>	<u>% Of Total</u>	<u>Number Of Acres</u>	<u>Percent of Total Acres</u>
<u>RESIDENTIAL</u>	-		1460	41.0
Low Density	1221	34.5		
*Low-Medium Density	116	3.2		
+*High-Medium Density	3	0.08		
High Density	120	3.3		
<u>COMMERCIAL</u>			197.8	5.5
Neighborhood	27.2	0.7		
*Community	76.3	2.1		
+Regional	94.3	2.6		
<u>OFFICE</u>			74.5	2.1
Neighborhood	1.5	0.04		
+Community	7.0	0.3		
+Regional	66.0	1.85		
<u>INDUSTRIAL</u>			91.2	2.6
+Research/Administrative	59.0	1.65		
*Light	32.2	.9		
<u>COMMUNITY FACILITIES</u>			715.4	20.0
Parks/Open Space	491.6	13.9		
Schools/Public Buildings	223.8	6.2		
<u>**UNCLASSIFIED</u>	<u>1019.1</u>	<u>28.6</u>	<u>1019.1</u>	<u>28.6</u>
	3560 ⁺	100 ⁺	3560 ⁺	100 ⁺

*Indicates a mixed use category which is grouped into the category of land use which is proposed to be the predominant land use.

**Unclassified means streets, highways, etc.

NOTE: The Western and Eastern Sphere of Influence lands are not included in the total acreage because land use classifications and jurisdictional control are still under study by LAFCo. Physical descriptions and acreages are included in Section IV, Planning Areas 8 and 9. Once Sphere of Influence decisions are made, the appropriate areas should be added to this chart.

Proposed Land Use Amendments



VI. recommended policies and
programs for implementation
of these amendments

VI. RECOMMENDED POLICIES AND PROGRAMS FOR IMPLEMENTATION OF THESE AMENDMENTS

Future Studies

A detailed evaluation of the build-out of Bayhill, Tanforan, and Navy/Lincoln areas should be accomplished to evaluate in detail the scope and scale of these developments and to insure that the cumulative environmental impacts, including social and economic values, will beneficially impact the community and not present adverse problems. Also refer to the Future Land Uses of each Study Area for further details of implementation policies.

Mills Park
Planning Area 5 - Page 5-6

Bayhill
Planning Area 6-A - Page 7-8

Navy/Lincoln Center
Planning Area 6-B - Page 8-10

Tanforan
Planning Area 6-C - Page 10-11

Based upon the information of these studies, there should be established design criteria and a more specific site plan for these specific areas and these areas should be master planned as precisely as possible to prevent the incremental design phases which have occurred in the past.

VII. environmental impact of proposed
general plan amendments

VII. ENVIRONMENTAL IMPACT OF PROPOSED GENERAL PLAN AMENDMENTS

In the development of the analysis of the general plan amendments to the general plan, careful consideration has been given to the effects the land use amendments and policies will have on the environment. These amendments have considered the effects of land uses and alternatives on the social, economic, and physical well being of San Bruno residents and the adjacent communities.

Description of the Project

The project is described as the general plan amendments to the general plan of the City of San Bruno (GPA 78-1). It entails classifying land that was designated "Study Area" in the land use element. The amendments are policy statements and do not include criteria and standards.

The location and boundaries of the proposed amendment are found on the regional map and the map of the General Plan Amendments (See Exhibit "A" and "B" of this document). The goals and objectives of the amendments are stated in Section III of this report. A general description of the technical, economic, and environmental characteristics of these subject amendments are located in the Land Use Element.* Additional discussion of the characteristics can be found in the Housing, Noise, Circulation, Conservation, Open Space, Scenic Highways, Seismic and Safety Elements of the General Plan.*

Description of Environmental Setting

A description of the environmental setting is specifically found in the Land Use Element, Section II, Major Factors Affecting Land Use Decisions in San Bruno under the sub-heading entitled, "Natural Setting and Environmental Constraints". All of Section II provides background information for the regional and environmental settings in San Bruno.

Environmental Impact of the Proposed Action

Since the proposed action classifies land to a land use category and merely re-emphasizes policy already established by the City, it is not possible to determine quantitative and qualitative impacts at this time. These impacts must and will be evaluated at the time specific development projects are introduced to the City. (Refer to Section IV, this report).

The proposed utilization of the vacant land referenced in the Land Use Element and outlined in this report will impact the human society more than the natural environment. The area has had major alterations to the native environment to a degree that it is considered no longer existent. The impacts to the natural environment around the sites include possible increase in air and noise pollution. The time span of these impacts will be determined by the ability of technological developments and human desires to reduce the impacts.

*Copies available in the Department of Planning & Building and City Library

Any Adverse Environmental Effects Which Cannot Be Avoided If This Proposal Is Implemented

The adoption of these amendments will control the adverse effects of the existing and potential new developments through the adopted policies and programs for implementation. However, implementation of the amendments will cause certain impacts to include increases in traffic, noise, air pollution, water run-off, urban services, visual character, and economic base. The extent of the impacts, whether positive or negative, must be evaluated in concert with community values and goals at the time specific development projects are proposed.

Mitigation Measures Proposed to Minimize the Impact

The general mitigating measures of these General Plan Amendments, include Section IV of the adopted Land Use Element, the land use policies enumerated by planning area; Section VI, recommended policies and programs for implementation of the land use plan; Section VI of the proposed general plan amendments, general mitigating measures. Additional mitigating measures to include air quality improvement must be developed as precise planning and design is done for these areas.

Alternatives to the Proposed Action

Amendments to the General Plan are required by state law for consistency requirements, therefore, there is no legal or practical alternative to the proposed action. Future Land Uses within Section IV of the Land Use Element evaluates in detail the land use alternatives for these areas.

The Relationship Between Local Short Term Uses of Man's Environment and the Maintenance and Enhancement of Long Term Productivity

Previous land use and zoning policies of the City of San Bruno have primarily determined the relationship between the short term uses of man's environment and the maintenance and enhancement of long term productivity. The entire land use element and the general plan amendments analyze the additional uses of the environment within these areas. The general plan amendments establish policies which calls for minimizing the adverse effects of short term uses and which call for environmentally sound long term productivity. Specific short term uses and long term productivity must be studied at the time of development proposals.

Any Significant Irreversible Environmental Changes Which Would Be Involved In The Proposed Action Should It Be Implemented

Because the native environment is considered to be no longer existent in these areas, replacing the study area classification with a land use classification is not considered irreversible. The land has been planned for development since it is served by urban services.

One major loss, resulting from the development, according to the land use designation, is the open space. However, proper site design can mitigate this loss.

Growth Inducing Impact of the Proposed Action

Implementation of these amendments will have some growth-inducing impacts on the community. However, based upon the implementation program referenced in Section VI of this report, the details and control will be based upon a community evaluation of these impacts.

VIII. organizations and persons consulted
in preparation of the general plan
amendments and the environmental
impact report

VIII. ORGANIZATIONS AND PERSONS CONSULTED IN PREPARATION OF THE GENERAL PLAN AMENDMENTS AND THE ENVIRONMENTAL IMPACT REPORT

San Bruno City Council:

Gary Mondfrans, Mayor
 Anthony Governale, Vice-Mayor
 John Barnard
 Margaret Kozkowski
 Richard Griffith

San Bruno Planning Commission:

Thomas E. Ricci, Chairman
 Patrick Cummins, Vice-Chairman
 Girvin Whitney
 John Cadigan
 David Sanders
 Mariano del Rosario

Participating Staff of Department of Planning and Building:

William R. Kelly, Director of Planning and Building

Planning Division:

Kenneth Niemczyk, Associate City Planner
 Lawrence Smith, City Planning Aide
 Edwin Palmeri, City Planning Intern
 Janet Aki, Secretary

Building Inspection Division:

Ralph Carrillo, Chief Building Inspector
 Charles Upp, Building Inspector

Participating Staff of Other City Departments:

Gerald D. Minford, City Manager
 Leo Van Dusen, Director of Public Works
 Robert Bodeman, Director of Finance
 Harper Petersen, Fire Chief
 Frank Hedley, Acting Police Chief
 Paul Crum, Director of Parks and Recreation
 Joseph Galligan, City Attorney
 Michael Galligan, Assistant City Attorney

Other Sources:

California Environmental Quality Act Guidelines for Implementation,
 (State EIR Guidelines)
 Circulation Element of the San Bruno General Plan, prepared by Torrey & Torrey,
 Inc., 1975
 Citizens Land Use Committee (CLUC), 1976 (Map)
 Proposed Land Use Plan, City of San Bruno, April, 1975 (Map)
 City of Millbrae, General Plan and City Planning Office
 City of Pacifica, General Plan and Department of Community Development and
 Services/City Planning Division
 City of South San Francisco, General Plan and Department of Public Services/
 City Planning Division
 Environmental Review Process, prepared by the Department of Planning and
 Building, 1976

General Plan Guidelines, published by the previously existing Council
on Inter-Governmental Relations
Government Code, State of California, Section 65300 et.seq.
Housing Element of San Bruno General Plan, prepared by Torrey & Torrey,
Inc., 1975
Land Use Element of San Bruno General Plan, prepared by Department of
Planning and Building, 1977
Land Use Map, Existing Land Uses in San Bruno prepared by Department of
Planning and Building, 1975
Land Use Map (Amended), City of San Bruno, prepared by Hahn, Wise & Assoc.,
1967
Noise Element of San Bruno General Plan, prepared by Maurice A. Garbell, 1975
Open Space, Conservation, Scenic Highways Elements of San Bruno General Plan,
prepared by San Bruno Planning Department, adopted 1974
Seismic and Safety Elements of San Bruno General Plan, prepared by San Mateo
City-County Planning Task Force, adopted 1975
Zoning Ordinance of the City of San Bruno, 1975 and amended

IX appendices

IX. APPENDICES

Appendix A - Distribution List General Plan AmendmentsLocal Distribution

Aetna Life Insurance
 American Savings & Loan
 Borel Development Company
 San Bruno Enterprise Journal
 Lincoln Properties Company Inc.
 Joseph A. Maun, et al
 McDonald Management Corporation
 Pacific Gas & Electric
 Pacific Telephone and Telegraph
 San Bruno Chamber of Commerce
 San Bruno Herald
 San Bruno Park School District
 San Francisco Progress
 San Mateo Union High School District
 Skyline College
 Tanforan Shopping Center
 U.S. Naval Facilities Engineering Command
 G. W. Williams Company

City of San Bruno

Assistant City Attorney
 City Attorney
 City Clerk
 City Council (5)
 City Manager
 Department of Finance
 Department of Fire
 Department of Parks and Recreation
 Department of Planning and Building (6)
 Department of Public Works
 Environmental Committee
 Library (3)
 Planning Commission (7)
 Police Department

Regional Distribution

Association of Bay Area Governments
 Bay Area Pollution Control District
 City and County of San Francisco
 City Planning Department
 Water Department
 International Airport
 City of Millbrae
 City of Pacifica
 City of South San Francisco
 Local Agency Formation Commission
 Metropolitan Transportation Commission
 Regional Water Quality Control Board

San Mateo County
 Department of Environmental Management/Planning Division
 Airport Land Use Commission

State Distribution

Office of Planning and Research

(15 copies for distribution to state agencies as deemed appropriate
 by OPR)

Secretary for Resources

Appendix B - List of Comments and Responses Written and Received

The following is a list of all written correspondence on the General Plan Amendments which includes a draft environmental impact report. The actual correspondence is not included in this appendix due to length, but it is on file in the Department of Planning and Building as part of the official record for this document.

1. General Plan Amendments, City of San Bruno, dated February, 1978.
2. Environmental Analysis Form (Initial Study) dated February 5, 1978.
3. Notice of Completion, dated February 7, 1978, review period March 1, 1978 to April 1, 1978.
4. Letter of Public Notice to Interested Citizens and Public Agencies, dated April 21, 1978.
5. Legal Advertisement - "Notice of Completion" letter dated February 21, 1978.
6. Letter to Governor's Office of Planning and Research, for State Clearinghouse review dated February 21, 1978.
7. Letter from San Bruno Chamber of Commerce dated March 15, 1978.
8. Letter from California Department of Parks and Recreation/Historic Preservation Officer dated April 3, 1978.
9. Letter from OPR advising of State reviewing period up to April 12, 1978, received March 16, 1978.
10. Staff report to Planning Commission dated March 22, 1978.
11. Letter from OPR advising of CalTrans and Air Resources Board comments, dated April 19, 1978.
12. Minutes of Planning Commission meeting April 17, 1978.
13. Staff report to Planning Commission dated April 27, 1978.
14. Letter to CalTrans dated May 2, 1978.
15. Minutes of Planning Commission meeting May 1, 1978.
16. Summary of Hearings and Report of the Planning Commission dated May 15, 1978.
17. Resolution of the Planning Commission certifying EIR and approving amendments dated May 15, 1978.

18. Staff report to City Council dated June 5, 1978.
19. City Council Minutes meeting of June 12, 1978.
20. Staff report to City Council dated June 20, 1978.
21. City Council Minutes meeting of June 26, 1978.
22. Staff report to Planning Commission dated July 10, 1978.
23. Memo to Planning Commission dated July 11, 1978.
24. Letter from James Himmel re Mills Park area dated July 17, 1978.
25. Petition containing 130 signatures re Mills Park area, undated, received July 17, 1978.
26. Planning Commission Meeting minutes of July 17, 1978.
27. Summary of Hearings and Report and Findings of Fact of the Planning Commission dated August 7, 1978.
28. Resolution 1978-12 dated August 7, 1978 of the San Bruno Planning Commission recommending City Council adopt GPA 78-1.
29. Staff report to City Council dated July 18, 1978.
30. City Council Minutes meeting of July 24, 1978.
31. Letter of Transmittal to County of San Mateo enclosing Notice of Determination dated August 7, 1978.
32. Notice of Determination dated July 27, 1978.
33. Letter to Air Resources Board dated August 9, 1978 re air quality analysis.
34. Resolution 1978-49 of City Council of San Bruno adopting GPA 78-1 dated August 14, 1978.

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